

REPORT AND DECISION ON APPLICATION BY
TIMOTHY MURPHY AND OTHERS, PARCEL I,
NORTH HARVARD URBAN RENEWAL AREA, MASS R-54,
FOR APPROVAL OF THE REDEVELOPMENT PROJECT AND
CONSENT TO THE FORMATION OF CHARLESVIEW INC.

A. The Hearing. A public hearing was held at 2:30 p.m.
on March 6, 1969, by the Boston Redevelopment
Authority (hereinafter called "the Authority") at New City Hall,
Room 801, One City Hall Square, Boston, Massachusetts, on
an Application (hereinafter called "the Application")
filed by Timothy Murphy, Joseph M. Smith, Joseph P. Sullivan,
Albert T. McNamara, Norman S. Weinberg, Morris Reef, Abraham I. Halbfinger,
Abraham Monsein, Vernon Blodgett, Joel Lewis, John F. Nelson,
Lester Delaney, Thomas Cornu, Bonaventure Moccia and Marvin B. Levenson
(hereinafter called "the Applicants") for authorization and approval
of a redevelopment project under Chapter 121A of the General Laws
of the Commonwealth of Massachusetts and Chapter 652 of the Acts
of 1960, as amended, (hereinafter called "the Project"), and for
consent to the formation of Charlesview Inc., a corporation to be
organized under the provisions of said Chapter 121A for the purpose
of undertaking and carrying out the Project, due notice of said
hearing having been given previously by publication on February 20
and 27, 1969, in the Boston Herald Traveler, a daily newspaper of
general circulation published in Boston, and mailing postage prepaid,
in accordance with Rule 8 of the Rules and Regulations of the Authority
for securing the approval of Chapter 121A Projects, and in accordance

with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Rt. Rev. Msgr. Francis J. Lally, Chairman of the Authority, and James G. Colbert, George P. Condakes and Patrick Bocanfuso, members of the Authority were present throughout the hearing.

B. The Project. The Project consists of the purchase by Charlesview Inc. of North Harvard Urban Renewal Area Disposition Parcel I (hereinafter called "the Project Area"), and the construction, operation and maintenance thereon of eight buildings, consisting of approximately 200 dwelling units with appurtenant facilities including a community area, landscaping, walkways, driveway, commercial space, and such on-site parking facilities as will provide 200 parking spaces. Said Parcel I is shown on plan of land entitled "Parcel Disposition Plan, North Harvard Project, Project No. Mass. R-54, Boston, Suffolk County, Massachusetts" prepared by Bayside Engineering Associates, Inc. (Exhibit A-1 of the Application.)

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.

D. Amendments to Application. Subsequent to the public hearing, but prior to the adoption of this "Report and Decision" by the Authority, the applicants proposed on March 14, 1969, to amend the Application and certain exhibits filed therewith. The amendments are enumerated below:

1. Amendment to the Application:

- a) "Amend by striking out the name of James Fraggos of 297 Faneuil Street, Brighton, as an applicant and substitute in lieu thereof Marvin B. Levenson, 188 Washington Street, Brighton, mail and advertising business, First National Bank of Boston."
- b) "Strike next to last paragraph on page regarding capital structure and substitute in lieu thereof the following: It is proposed to issue one share of the common stock of the 121A Corporation having no par value to the Committee for North Harvard, Inc. for services rendered."

2. Amendment to Organization:

- a) Amend the purposes for which the corporation is formed by substituting the following therefor
 - I. In General:
 - A. To be a private corporation under and subject to the provisions of Chapter 121A of the General Laws and to provide, on a non-profit basis, pursuant to Section 221(d)(3) of the National Housing Act, housing for the use and occupancy by families displaced from urban

renewal areas or by governmental action and by families of low or moderate income where no adequate housing exists for such groups, and also for itself or other persons identified herewith. The corporation is irrevocably dedicated to, and operated exclusively for, non-profit purposes.

- B. To redevelop sub-standard, decadent or blighted areas in furtherance of the purposes of Chapter 121A of the General Laws by constructing and operating a project in the City of Boston, authorized and approved by the Boston Redevelopment Authority and designated as:

Project No.: 023-55128-NP

Name: Charlesview, Inc.

Location: Parcel R-1, North Harvard Urban Renewal Area

- C. To construct and operate said project, for the use and occupancy by families displaced from urban renewal areas or as a result of governmental action, and further to assist in providing housing for moderate and low income families where no adequate housing exists for such groups, by providing housing of sound planning, construction and design, together with such appurtenant and related facilities for government, social, business, commercial, educational, cultural, or recreational purposes which may be convenient to the residents.
- D. To operate the corporation on a non-profit basis for forty (40) years from the date of its organization to the satisfaction of the Boston Redevelopment Authority; and in connection therewith the charges made by this corporation, and the revenues thereby received, will be computed to the extent feasible so as to provide only for payment of the costs and expenses incurred or to be incurred in constructing and operating said project, so that no profit will ever be realized from said construction or operation or from any other activities of this corporation. If any profit should be realized by this corporation from any source whatsoever, it shall be used exclusively in furtherance of the foregoing corporate purposes, and at no time shall any part of the income or assets of the corporation inure to the benefit of, or be distributed to, any incorporator, stockholder, contributor or officer of the corporation, or to any other private individual, subject, however, to the provisions of paragraph (E) below, with respect to the dissolution, liquidation or winding up of the corporation.

- E. To have an existence in perpetuity, or so long as applicable law may permit, but in the event of the dissolution, winding up or other liquidation of the assets of the corporation, within forty (40) years from the date of its organization, said assets shall be conveyed only to such non-profit and charitable corporation, trust or institution, or to such governmental unit as may be designated by the corporation, and shall not be conveyed to any private individual, firm or organization, or corporation organized for profit, or to any stockholder, sponsor, contributor, private individual, trustee or officer of the corporation unless said distributee shall be a non-profit, charitable or governmental unit, organization, institution, corporation or trust qualified as aforesaid; provided, however, that the corporation shall at all times have the power to convey any or all of its property to the Federal Housing Commissioner or his nominee.
- F. To acquire by purchase, gift, lease, the exercise of powers of eminent domain, or otherwise, any real property or interest or rights therein or appurtenant thereto and any and all personal property which may be necessary, convenient or incidental to the accomplishment of the purposes of the corporation.
- G. To construct, operate, maintain and improve, and to own, sell, convey, assign, mortgage or lease any real estate, and any personal property necessary, convenient or incidental to the accomplishment of the purposes of the corporation.
- H. To borrow money and issue evidence of indebtedness in furtherance of any and all purposes of the corporation; and to secure the same by mortgage, pledge, or other lien.
- I. To obtain or cause to be obtained from the Federal Housing Commissioner, hereinafter called the "Commissioner" a contract or contracts of mortgage insurance pursuant to the provisions of Section 221(d)(3) of Title II of the National Housing Act, as amended, as it applies to housing for families displaced from urban renewal areas or as a result of governmental action and families of low or moderate income as determined by the Commissioner, where no adequate housing exists for such groups.

- J. To enter into any kind of activity, and to perform and carry out contracts of any kind necessary to, or in connection with, or incidental to the accomplishment of, the non-profit purposes of the corporation, so long as said activities and contracts may be lawfully carried on or performed by a corporation organized under Chapter 121A of the General Laws.

II. Specifically and primarily:

- A. To construct on premises to be acquired from the Boston Redevelopment Authority, Federal Housing Administration Housing Project No. 023-55128NP known as Charlesview, Inc. and subject to the rules, regulations, requirements and procedures of the National Housing Act and to the provisions of said Chapter 121A of the General Laws as now in effect, and the rules, regulations and standards now applicable to the Project, to hold, operate and deal in said Project or property.
- B. To execute notes, bonds, mortgages, deeds of trust or other evidences of indebtedness or instruments securing same in connection with the construction referred to in paragraph IIA above.
- C. To do and perform all acts reasonably necessary to accomplish the purposes of the corporation, including the execution of a Regulatory Agreement with the Federal Housing Commissioner and of such other instruments and undertakings as may be necessary to enable the corporation to secure the benefits of financing with the assistance of mortgage insurance under the provisions of the National Housing Act. Such Regulatory Agreement and other instruments and undertakings shall remain binding upon the corporation, its successors and assigns, so long as a mortgage on the corporation's property is insured or held by the Federal Housing Commissioner.

The corporation shall have an odd number of directors, not less than three, as fixed by the By-laws, who shall be elected by the stockholders, and who shall serve until their successors are elected and qualified. No compensation shall be paid to the directors.

By-laws of the corporation may be adopted by the stockholders who may change them at their pleasure, so long as they do not conflict with the provisions of these Articles or of the Regulatory Agreement above referred to, and the Report and Decision on the Application of Timothy Murphy and Others to the Boston Redevelopment Authority dated March 26, 1969.

These Articles of Organization, except the immediately preceding paragraph, and paragraphs ID and IE hereof, may be amended by a two-thirds vote of the stockholders of the corporation at any annual meeting, or at a special meeting called for that purpose, provided that so long as a mortgage on the corporation's property is insured or held by the Federal Housing Commissioner the Federal Housing Commissioner has given his prior written approval to such amendment and provided further that no such amendment shall be effective during the term of the North Harvard Renewal Plan without the prior written approval of the Boston Redevelopment Authority.

- b) To amend the total number of shares which the corporation is authorized to issue to "one share of common stock without par value".
- c) Amend Section 5 by deleting the word "none" and substituting therefor:

Any stockholders, including the heirs, successors, assigns, executors or administrators of a deceased stockholder, desiring to sell or transfer such stock owned by him or them, shall first offer it to the corporation through the Board of Directors, in the following manner:

He shall notify the Directors of his desire to sell or transfer by notice in writing which notice shall contain the price at which he is willing to sell or transfer and the name of one arbitrator. The Directors shall within thirty (30) days thereafter either accept the offer, or by notice to him in writing name a second arbitrator, and these two shall name a third. It shall then be the duty of the arbitrators to ascertain the value of the stock, and if any arbitrator shall neglect or refuse to appear at any meeting appointed by the arbitrators, a majority may act in the absence of such arbitrator.

After the acceptance of the offer, or the report of the arbitrators as to the value of the stock, the directors shall have thirty (30) days within which to purchase the same at such valuation, but if at the expiration of thirty (30) days, the corporation shall not have exercised the right so to purchase, the owner of the stock shall be at liberty to dispose of the same in any manner he may see fit.

No shares of stock shall be sold or transferred on the books of the corporation until these provisions have been complied with, but the Board of Directors may in any particular instance waive the requirement.

No disposition is to be made of any stock in said corporation until final completion of project at North Harvard Street and Western Avenue, Allston, Massachusetts without the prior written consent of the Boston Redevelopment Authority and the Federal Housing Administration.

No sale of said stock of the within Corporation shall occur during the term of the North Harvard Urban Renewal Plan, unless the transferee of said stock is a non-profit and charitable corporation, trust, or institution, and shall not be conveyed to any individual firm, association, trust, institution, or organization or corporation organized for profit.

3. Amendments to By-Laws:

- a) Amend Article I, paragraph 2 and insert after the word "held" on the second line thereof, the following "at the premises owned by the corporation at Western Avenue and North Harvard Street, Allston, Massachusetts.
- b) Amend Article I, paragraph 5 by striking out after the word "matter" on the first line thereof on page 3, the remainder of said paragraph.
- c) Amend Article I, paragraph 7, by striking out said paragraph 7, and substituting in lieu thereof the following paragraph #7.

Each stockholder shall have one vote for each share of stock entitled to vote held by him of record according to the records of the corporation and a proportionate vote for a fractional share so held by him, unless otherwise provided by the Articles of Organization. Stockholders may vote either in person or by written proxy dated not more than six months before the meeting named therein. Proxies shall be filed with the clerk of the meeting, or of any adjournment thereof, before being voted. Except as otherwise limited therein, proxies shall entitle the persons named therein to vote at any adjournment of such meeting, but shall not be valid after final adjournment of such meeting. A proxy purported to be executed by or on behalf of a stockholder shall be deemed valid unless challenged at or prior to its exercise. Persons named thereto to vote as proxy shall be restricted only to such persons who are stockholders of record.

- d) Amend Article I, paragraph 8 by striking out words enclosed in parentheses on line 3 to 7 respectively of said paragraph.

- e) Amend Article II, paragraph 2 by adding the following at the end of the first paragraph thereof:

No person shall be eligible for election to the board of directors of said corporation unless he be a member of one of the following religious organizations, and also that the eligibility of said person be approved in writing by the pastor or rabbi of the respective religious organization of which he is a member.

- a. Saint Anthony Church (Catholic) Allston, Mass.
- b. Saint Gabriel Church (Catholic) Brighton, Mass.
- c. Oak Square Methodist Church (Methodist) Brighton, Mass.
- d. Allston Methodist Church (Methodist) Allston, Mass.
- e. Congregation Kadimah Toras-Moshe (Jewish) Brighton, Mass.

From both churches designated as Catholic, there shall be elected five (5) directors in toto.

From both churches designated as Methodist, there shall be elected five (5) directors in toto.

From the congregation designated as Jewish, there shall be elected five (5) directors in toto.

- f) Amend Article II, paragraph 3 by striking out said paragraph 3 and substituting in lieu thereof the following paragraph #3.

"VACANCIES: Any vacancy in the Board of Directors, unless and until filled by the stockholders, may be filled by the Directors.

- g) Amend Article II, paragraph 4 by striking out said paragraph 4 and substituting in lieu thereof the following paragraph #4.

"RESTRICTIONS ON VACANCIES: Any such vacancy to be filled as referred to in the immediately preceding paragraph number 3

shall be filled subject to restrictions regarding election of directors as set out in Article II, paragraph 2 heretofore.

- h) Amend Article II, paragraph 7 by adding at the end of the second paragraph thereof the following:

Annual meetings of the Directors shall be held immediately following the annual meeting of the stockholders.

The purpose for which the annual meeting is to be held in addition to those prescribed by law, articles of organization and the by-laws may be specified by the directors or the President.

If no annual meeting is held in accordance with the foregoing provisions, a special meeting may be held in lieu thereof, and any action taken at such meeting shall have the same effect as if taken at the annual meeting.

- i) Amend Article III, paragraph 1 by adding after the word "corporation" on the first line thereof, the following:

"shall be members of the Board of Directors and"

- j) Amend Article III, paragraph 3 by striking out the first line thereof.

- k) Amend Article IV, paragraph 1 by striking therefrom the last sentence thereof.

- l) Amend Article IV, paragraph 2 by changing the title to read as follows:

"TRANSFERS AND RESTRICTIONS CONCERNING STOCK"

- m) Amend Article IV, paragraph 2 by adding at the end thereof the following: Transfer of shares are subject to restrictions as set out in Articles of Organization.
- n) Amend Article IV, paragraph 5 by striking out said Article IV, paragraph 5.
- o) Amend Article V, paragraph 10 by striking out said paragraph 10 and inserting in lieu thereof the following paragraph 10.

"10. Amendments. These By-laws may at any time be amended by vote of a majority of the stockholders provided that notice of the substance of the proposed amendment is stated in the notice of the meeting and that no such amendment shall be adopted which conflicts with the provisions set forth in the corporation's Articles of Organization or in the Regulatory Agreement executed by the corporation with the Federal Housing Commissioner, or the report and decision on the application of Timothy Murphy and others to the Boston Redevelopment Authority, dated March 20, 1969, and provided further that so long as a mortgage on the corporation's property is insured or held by the Federal Housing Commissioner, the Federal Housing Commissioner has given his prior written approval to such amendments, and provided further that no such amendment shall be effective during the term of the North Harvard Urban Renewal Plan without the prior written approval of the Boston Redevelopment Authority.

The Authority finds that the above proposed changes amending the Application are not fundamental and that a new public hearing is not required pursuant to Chapter 652, Section 13, of the Acts of 1960, as amended.

E. The Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of said Chapter 121A, Section 1, of the General Laws, providing, as it does, for the construction, operation and maintenance of decent, safe and sanitary residential buildings in part of an area which was previously declared to be a substandard and decadent area under Chapter 121 of the General Laws by the Authority on September 26, 1962. This finding was concurred in by the Boston City Council in its resolution approving the North Harvard Urban Renewal Plan, and by the State Housing Board, and the Project Area was taken by the Authority by eminent domain in furtherance of said Urban Renewal Plan.

Conditions exist which warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws and the Application constitutes a "project" within the meaning of that law. As stated above, the Project Area is included within an area which the Authority has already found to be substandard and decadent under the provisions of Chapter 121 and has been taken by eminent domain.

The purposes of Chapter 121A and Chapter 652 of the Acts of 1960, as amended, will be met by the carrying out of the Project as it will provide desirable housing accommodations for low to moderate income families, especially those with children, of which there is a serious shortage in Boston.

F. Cost of the Project. In the opinion of the Authority, the cost of the project has been realistically estimated in the Application and the Project is practicable. The Applicants have applied for a mortgage insurance commitment from the Federal Housing Administration to insure the mortgage in the amount of \$4,500,000 under Section 221 (d)(3) of the National Housing Act. All of the funds which will be required in addition to those obtained from the Federal Housing Administration mortgage financing are already available to the Applicants. Simultaneously with the execution of the Land Disposition Agreement between the Authority and Charlesview Inc., Charlesview Inc. will deposit with the Authority 20% of the purchase price for the Project Area and the balance of said purchase price will be paid simultaneously with the conveyance of the Project Area by the Authority to Charlesview Inc.

G. Master Plan. The Project does not conflict with the Master Plan of the City of Boston. In resolutions adopted by the Authority on September 26, 1962, in approving the North Harvard Urban Renewal Plan, it was found and determined that such Urban Renewal Plan conforms to the Master Plan, as amended, for the locality. The Project conforms to the North Harvard Urban Renewal Plan, as amended.

H. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the public safety or convenience or be inconsistent with the most suitable

development of the City. The Project will in fact forward the best interests of the City and will constitute a public use and benefit. The structures to be erected under the Project are attractive and efficiently designed apartment buildings with ample light and air and appurtenant green spaces and will enhance the general appearance of the Area and furnish attractive and necessary accommodations for families of low to moderate income.

Exhibit E of the Application sets forth amounts to be paid by agreement by the 121 Corporation to the City of Boston, in addition to the excise prescribed by Section 10 of Chapter 121A.

The carrying out of the Project will not of itself involve the destruction of buildings occupied in whole or in part as dwellings, since such demolition will be completed by the Authority in carrying out its Urban Renewal Plan referred to above. All of the families presently residing in the Project Area will be satisfactorily relocated by the Authority. The Project will provide approximately 200 new dwelling units within the Project Area.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

I. Minimum Standards. The minimum standards for financing, construction, maintenance, and management of the Project as set forth in Exhibit D filed with and attached to the Application are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to the Project for the same period as the Project is subject to the provisions

of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended. The Authority hereby approves any financing made pursuant to Paragraph 8 of the Application which is insured by the Federal Housing Administration notwithstanding that the amount thereof is in excess of 90% of the estimated cost of the Project.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than fifty pupils, or as a public or private hospital having more than twenty-five beds, or as a church.

The Application contains no request that the Authority declare the units separate buildings for the purposes of Chapter 138 of the General Laws.

J. Deviations. Exhibit C filed with and attached to the Application, sets forth the following requests for the Project to deviate from zoning and other regulations in effect in the City of Boston:

BUILDING CODE VARIANCES REQUESTED:

1. Section 1804(e):

Two remote exits are required at every story.

Variance:

Only one exit is provided from the second floor.

2. Section 1802(f):

At least one exit from every story shall be an interior stairway.

Variance:

The main stairway does not go to the fourth floor. The fourth floor has two means of egress other than an interior stairway.

3. Section 1004 (b):

Stairways serving as means of egress must be enclosed.

Variance:

Private internal stairways each serving only one unit as egress from the bedroom floor to the living room floor, are not enclosed.

4. Section 1808 (f):

Stairways serving as means of egress must be of incombustible materials.

Variance:

Private internal stairways serving only one unit are built of wood.

5. Section 1808 (i):

Stairs turning at right angle shall have square or rectangular landing full width of stairway.

Variance:

Private internal stairways serving only one unit will have a window at the landing.

6. Section 1803(b):

At least one interior stairway shall extend to the roof.

Variance:

A ladder and scuttle will be provided in place of the stair to the roof.

7. Section 1815 (f):

Floor of balcony serving as a horizontal exit shall be of Type I construction.

Variance:

The structural system is composed of incombustible materials of Type II construction - the floors and roof have a two hour rating. (It should be noted that fire escape construction would be permitted under Section 1812 (a)(2).

8. Section 1815 (f):

Windows and doors opening onto or under balconies serving as required means of egress shall have automatic closing Class B fire doors or fire windows.

Variance:

Ordinary doors and windows are used.

9. Section 1804(b):

Every room and group of less than four rooms shall have at least one exit conforming to the requirements of this chapter.

Variance:

The dwelling units at the ends of each building have the following exits from the fourth floor: 1) the private internal stairway to the third floor. 2) A roof scuttle and ladder in the roof of the end stairway.

The Authority is satisfied, by reliable and generally accepted tests, or by experience in other cities, and on other FHA projects, that the designs, construction, materials, apparatus, equipment or methods specified in the Application and supporting documents, and in the evidence presented at the hearing will sufficiently satisfy the purpose for which it or they are to be used and the intent and purposes of the applicable laws, codes, ordinances, or regulations, respectively.

The Authority hereby grants permission for the Project to deviate from such zoning and other regulations in effect in the City of Boston as set forth in Exhibit C filed with and attached to the Application, and listed above.

The Authority hereby finds that the Application, as amended and the Project conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, Chapter 652 of the Acts of 1960, as amended, and the applicable Rules and Regulations of the Authority, and the Authority for these reasons and for the reasons set forth in the Application, as amended and supporting documents, and the evidence presented at the hearing, and in this report, hereby approves the Project and consents to the formation of Charlesview Inc., as requested in the Application, as amended and consents to the filing of the Articles of Organization for such corporation substantially in the form annexed to said Application, as amended.

MEMORANDUM

MARCH 20, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: REPORT AND DECISION ON CHAPTER 121A APPLICATION
BY TIMOTHY MURPHY AND OTHERS
PARCEL 1
NORTH HARVARD URBAN RENEWAL AREA MASS. R-54

1307
3/20

SUMMARY: This memo requests that the Board adopt the Report and Decision approving the 121A project for Parcel 1, North Harvard Urban Renewal Area and consenting to the formation of Charlesview, Inc.

A public hearing was held by the Authority on March 6, 1969 on an application filed by Timothy Murphy and others for authorization and approval of a redevelopment project under Chapter 121A of the Massachusetts General Laws and Chapter 652 of the Acts of 1960, as amended, and for consent to the formation of Charlesview, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purposes of undertaking and carrying out the Project.

The 121A Application, dated February 26, 1969, has been examined and found to contain sufficient evidence in support of the proposed undertaking to permit the Authority to proceed with the adoption of the attached Report and Decision approving the project. In the opinion of the General Counsel, the amendments to the Application, which were submitted March 14, 1969, and set forth in Paragraph D of the Report and Decision, are not fundamental and a new public hearing is not required pursuant to Chapter 652, Section 13 of the Acts of 1960, as amended.

This development presents an opportunity for the construction of much needed and desirable low to moderate income housing in the North Harvard Urban Renewal Area. As indicated by the Applicants at the public hearing and as stated in the Application, eight separate town-house complexes will be developed on this site and will contain 200 apartments of one-, two-, three-, and four-bedroom unit composition. Approximately 60 of the larger units will be made available to low income families through a long-term leasing arrangement with the Boston Housing Authority.

The Redeveloper expects to receive an FHA mortgage insurance commitment in the amount of \$4,500,000 in the spring, at which time the FHA initial closing will be scheduled. Construction work will be commenced within one month of the closing.

As required by Chapter 121A of the General Laws, I recommend that the Authority adopt the Report and Decision on the Project and consent to the formation of Charlesview, Inc.

An appropriate Vote follows:

VOTED: That the Document presented at this meeting entitled "Report and Decision on Application by Timothy Murphy and Others, Parcel 1, North Harvard Urban Renewal Area for Approval of the Redevelopment Project and Consent to the Formation of Charlesview, Inc." be and hereby is approved and adopted.

